



12 Norton Avenue,  
Somersall, S40 3NG

£315,000

W  
WILKINS VARDY

# £315,000

WELL APPOINTED SEMI BUNGALOW - MODERN KITCHEN & BATHROOM - CONSERVATORY - DETACHED GARAGE

A well appointed semi detached bungalow, pleasantly situated within a quiet cul-de-sac. This attractive home offers 636 sq. ft. of neutrally presented accommodation which includes a good sized dual aspect living room with a delightful conservatory off, together with a modern re-fitted kitchen and bathroom. There are two generous double bedrooms, both benefiting from fitted storage. Outside, the property features mature gardens to the front and rear, along with a detached garage and driveway providing ample off street parking.

Located in the sought after area of Somersall, the property is well placed for accessing the various amenities in Walton and Brampton, whilst also being a short distance from Somersall Park.

- WELL APPOINTED SEMI DETACHED BUNGALOW IN CUL-DE-SAC POSITION
- LOVELY CONSERVATORY OVERLOOKING THE REAR GARDEN
- TWO DOUBLE BEDROOMS, BOTH WITH FITTED STORAGE
- DETACHED GARAGE & DRIVEWAY PARKING
- EPC RATING: C
- GOOD SIZED DUAL ASPECT LIVING ROOM
- RE-FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- MODERN BATHROOM
- MATURE GARDENS TO THE FRONT AND REAR

## General

Gas central heating  
uPVC sealed unit double glazed windows and doors  
Electric car charging point  
Gross internal floor area - 59.1 sq.m./636 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

### Living Room

12'8 x 11'3 (3.86m x 3.43m)  
A good sized dual aspect reception room having uPVC double glazed sliding patio doors opening to the conservatory.

### Brick/uPVC Double Glazed Conservatory

9'7 x 5'3 (2.92m x 1.60m)  
A lovely conservatory having a tiled floor and downlighting. French doors overlook and open to give access onto the rear garden.

### Re-Fitted Kitchen

12'5 x 8'8 (3.78m x 2.64m)  
Being part tiled and fitted with a range of modern light grey wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a fridge/freezer, microwave oven, electric oven and induction hob with extractor hood over.  
Laminate flooring and downlighting.  
A uPVC double glazed door gives access onto the side of the property.

### Bedroom One

11'11 x 10'10 (3.63m x 3.30m)  
A good sized front facing double bedroom having a range of fitted wardrobes with central drawer unit along one wall.

### Bedroom Two

10'10 x 9'0 (3.30m x 2.74m)  
A rear facing double bedroom having a fitted triple wardrobe.

### Bathroom

7'6 x 6'6 (2.29m x 1.98m)  
Being fully tiled and fitted with a modern 3-piece white suite comprising a panelled bath with glass shower screen and mixer shower over, semi recessed hand wash basin with vanity unit below, and a concealed cistern WC.  
Chrome heated towel rail.  
Tiled floor and downlighting.

## Outside

To the front of the property there is a block paved driveway providing ample off street parking for several vehicles. Alongside, there is a lawned garden with a border of shrubs.

The driveway continues down the side of the property to a Detached Single Garage having an 'up and over' door and side personnel door.

The attractive enclosed rear garden comprises a block paved patio and lawn with mature planted borders. A central path leads down to a further garden area which is pebbled and has raised beds.



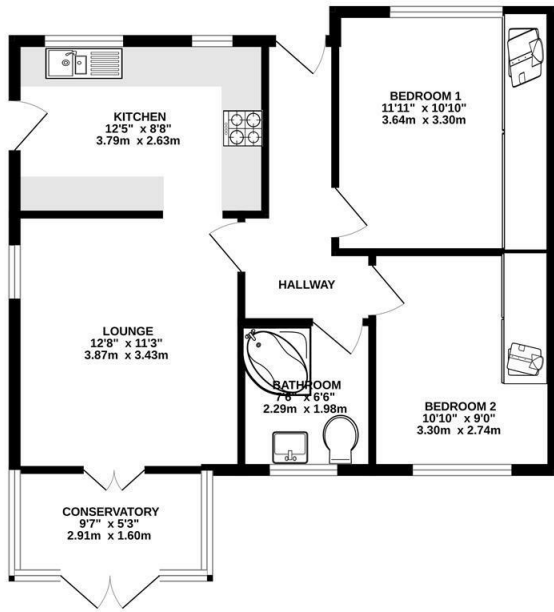
derbyshire surveyors

Chartered Surveyors, Valuers and Energy Assessors

RICS

01246 2  
Info@derbyshiresurveyors

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures concerned here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropack C2005

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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